Architecture
DENNIS E. RUSK ARCHITECT

January 23, 2007

Planning and Development
City of Las Vegas
731 S. Fourth Street
Las Vegas, NV 89101

Re: Sahara Retail Building
946 E. Sahara Ave.
Las Vegas, NV

JUSTIFICATION LETTER

We propose to construct a 4,722 square feet commercial building located at 946 E. Sahara Avenue. The building is one story, 23'-0" high, with stucco finish on the exterior wall.

This Project is on an in-fill lot north of Sahara Avenue and west of Maryland Parkway. It is surrounded by small commercial buildings built on property lines with several cross easements for drive aisles and parking. This site is less than ½ acre and with building lot coverage of 25%.

We are filing for a Site Development Plan Review and Variance. Waivers for both setback and landscaping are required. Without the waivers the building would be only 3'-0" wide. A variance for parking is required.

The existing buildings to the north and east are built on the property lines. The first waiver is to build on the east property line with a fire rated wall consistent with adjacent properties.

The Project provides 20'-0" of landscaping on Sahara with trees at 20'-0" o.c. The landscaping waivers include elimination of the 6'-0" foundation and parking fingers where 1 per 6 parking spaces is required. The 8'-0" landscaping on the east side located where the requested elimination of the side yard setback is also requested to be waived together with the west side landscaping in the parking aisle. The north parking buffer is requested to be reduced from 8'-0" to an average of 5'-10" to 8'-5" to provide turning radius for garbage disposal truck and project loading zone.

The parking variance is to reduce the parking to 1/197 SF where 1/175 SF is required. Because the size of the Project is less than 25,000 SF without the tenant spaces defined, the general retail store requirements are used. However, future tenant spaces

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may have less requirements and fall under the other commercial uses requiring 1/250 SF or uses requiring less intensive parking. The variance is for 24 spaces where 27 is required.

The setback variance is to allow zero foot side yard setback on the east of the property, where 10 ft is required.

Thank you,

Dennis E. Rusk, Architect